

Briarbrook Community Improvement District Minutes
Thursday, October 13, 2022
Regular Board of Directors Meeting

Pledge of Allegiance

Roll Call

1. Tammy Thomas **called the meeting to order**. Members in attendance: Tammy Thomas, Marcus Patton, Jason Teeter, Elbert Smith, Mike Moudy, Bill Albright, and Ken Longnecker

2. **Agenda:** Jason Teeter moved to accept the agenda. Bill Albright seconded. Motion passed.

3. **Public Forum:** None

4. **Approval of the Minutes**—Elbert Smith moved to approve the minutes 10-13-22. Mike Moudy seconded. Motion passed.

5. **Financial Reports**—Jason Teeter reported the financials:

Operating Fund - \$75,982.75

Cart Path Fund--\$47,300.00

Debt Service Account -\$159,663.00

Reserve Account-\$183,336.82

Mike Moudy moved to accept the financials. Ken Longnecker seconded. Motion passed.

6. **Reports:**

a. **Pro Shop/Golf Course**—Nate Benedict—See Report

b. **Golf and Greens Committee**—Marcus Patton

1. Tree removal (#9, left side of the green); (under New Business a.)

2. Upgrade control panels for sprinkler system—pedestals arrived; **Jamie with**

Turf Works will assist Steve with installation

3. Course equipment (top dresser)—Need to explore options for top dresser equipment; the spreader isn't expensive but the vehicle to pull the spreader is expensive; issue is availability; **Marcus will get with Nate to explore different options before next meeting**

c. **Finance Committee**—Jason Teeter—No additional

d. **Long Term Planning**— Tammy Thomas—**Tammy is getting a committee together**

e. **Restaurant Committee**--\$27,355 this month; activity is slowing down but golfers are supporting

f. **Social Committee**—Mike Moudy—See “Old Business f.”

g. **Pool**—Nate Benedict—Pool pump repairs; **Proposal from Neosho Pool and Spa;**

7. **Old Business:**

a. **Update on property tax information**/addition of houses/valuation of property—**November 2 at 6:00 p.m. meet with Tammy Thomas, Mark Powers, Jason Teeter, Bill Albright, and Troy Salchow**

b. **Cart path update**—discussion of the next phase of cart paths—(See New Business b.)

c. **Security System for maintenance barn/removal of old maintenance barn**—**Marcus reported that Spenser Kelso will start the work in December**

d. **Website update**—Tee Snap—**Nate will schedule a time to hear the “managed marketing” proposal**

e. **Repair/removal of pool deck**—**Onstot said he would repair the railing**

f. **Discussion of Fall Social**—Monster Mash Golf Tournament and Weenie Roast—

Briarbrook staff will prepare food. 18 Teams--Nine Hole Couples Tournament; Mike Rogers will do music

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8. New Business:

a. Opening bids for tree removal—30 trees that will be removed; 32 stumps and 15 to trim; Zane Baugh Tree Service \$22,600 for 29 trees, 4 trees in pond and 14 trim; 32 stumps; **Jason Teeter moved to accept the bid from Baugh Tree Service for \$22,600. Mike Moudy seconded. Motion passed 7-0.**

b. Opening bids for cart paths—1,300 linear feet
King Masonary and Construction \$112,500
Dodge Concrete Construction \$79,740; \$50,000 deposit
Reed Concrete and Construction \$59,980
S Thomas Trucking \$45,970

Marcus Patton moved to accept the bid from S. Thomas Trucking to complete the cart paths. Mike Moudy seconded. Motion passed 6-0 with one abstaining.

c. USGA Course Consulting Service—Marcus is concerned about crab grass on the golf course—USGA Consulting Service can arrive in March to test the soil and water. Steve McKenzie would provide a list of all chemicals that are used and their frequency.

A \$500 discount after January 1, 2023, would apply.

Mike Moudy moved to hire the USGA Course Consulting Service for \$2,200. Jason Teeter seconded. Motion passed 7-0.

9. Adjournment: Mike Moudy moved to adjourn at 7:15 p.m. Elbert Smith seconded. Motion passed.

Jennifer Gozia, Board Clerk

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